

Aighton Bailey and Chaigley Parish Council
c/o 17 Smithy Row
Hurst Green
Clitheroe
BB7 9QA
Email: clerk@aightonbaileyandchaigley-pc.gov.uk

3rd December 2025

Planning Department
Ribble Valley Borough Council
Council Office
Church Walk
Clitheroe BB7 2RA

Dear Sirs,

Planning Application No: 3/2025/0758 Grid Ref: 3689024 438046 Proposal: Proposed change of use of agricultural land to four no.1 bedroom holiday lodges, relocation of the site access, improvements to the public footpath and associated landscaping. Location: Land off Whalley Road Hurst Green (adjacent to Reed Deep BB7 9QJ)

I am writing to the Ribble Valley Borough Council Planning Department at the request of the Aighton Bailey and Chaigley Council to lodge our objections to this proposed development on the grounds listed below.

The Council are concerned that this planning application proposes an extension of the village envelope and might set a precedent for other similar developments around the village or in open countryside. The Council wish to express their concern over the possible extension of the village boundary whilst acknowledging that the applicant has addressed other planning concerns.

There is also a concern that these works may include running surface water through an adjoining garden without consent, and would support valid objections raised by residents affected by this application.

Highways will have a view on the new proposed entrance, but we remain concerned that this is a section of road on a bend and shortly after a hill that is not covered by the 30mph speed limit, but is at National Speed limit, with many vehicles travelling at excessive speeds for the location.

Additionally, the council wish to note that other applications have been refused planning for similar projects in the parish in recent months, also outside the natural boundary of the village of Hurst Green or in open countryside.

Yours faithfully,
Frances Ahearne - Clerk to the Aighton Bailey and Chaigley Parish Council.